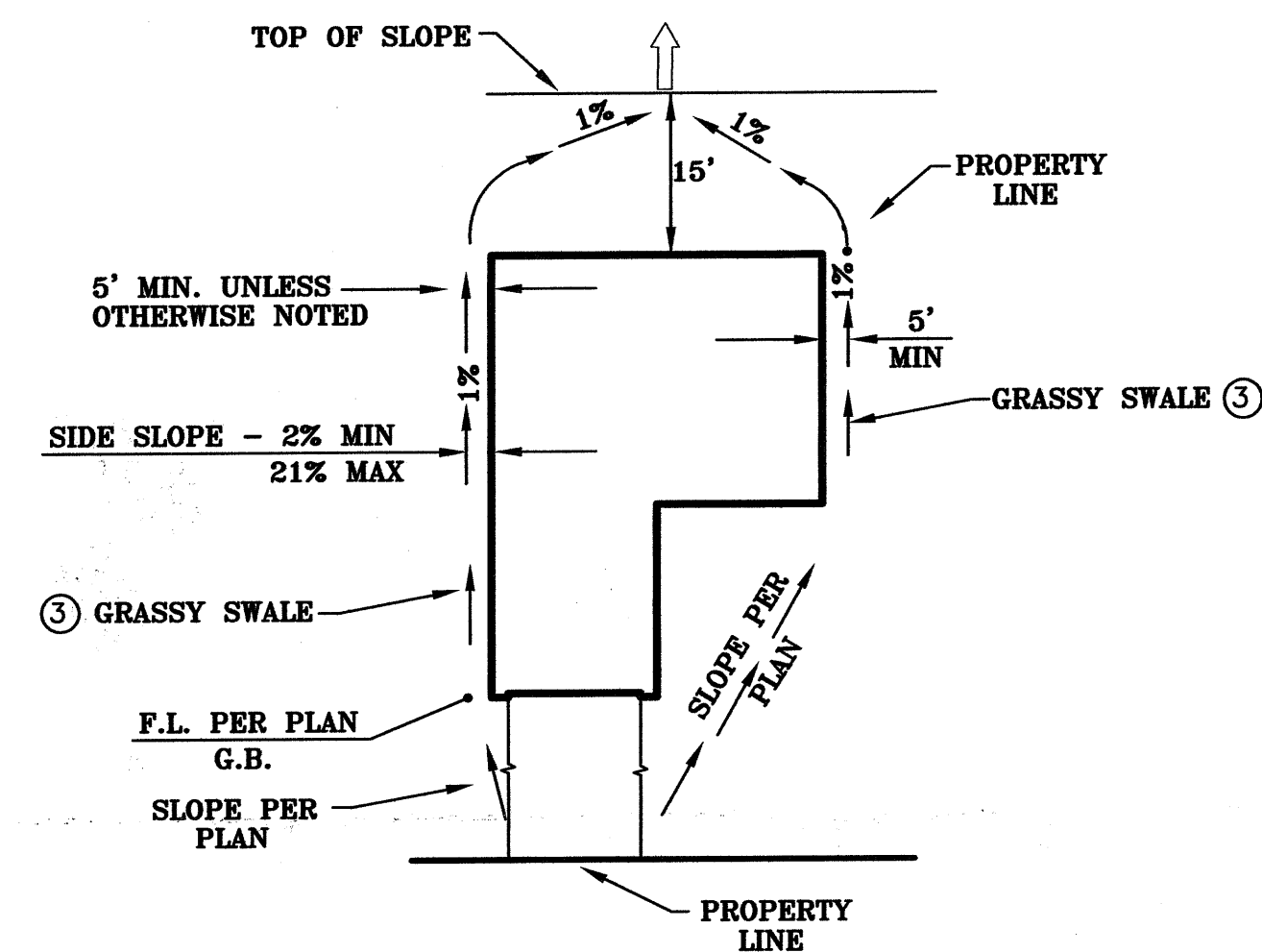
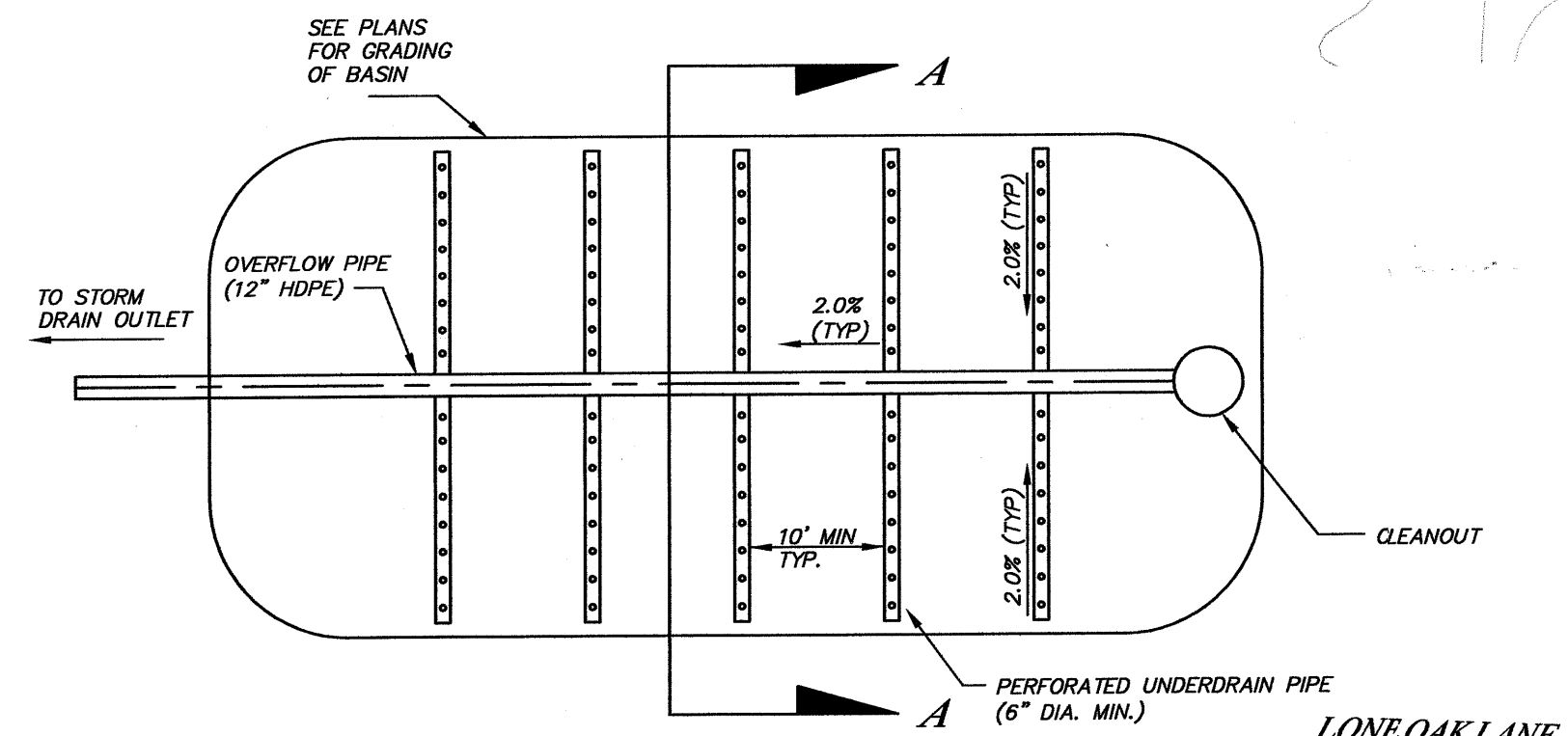


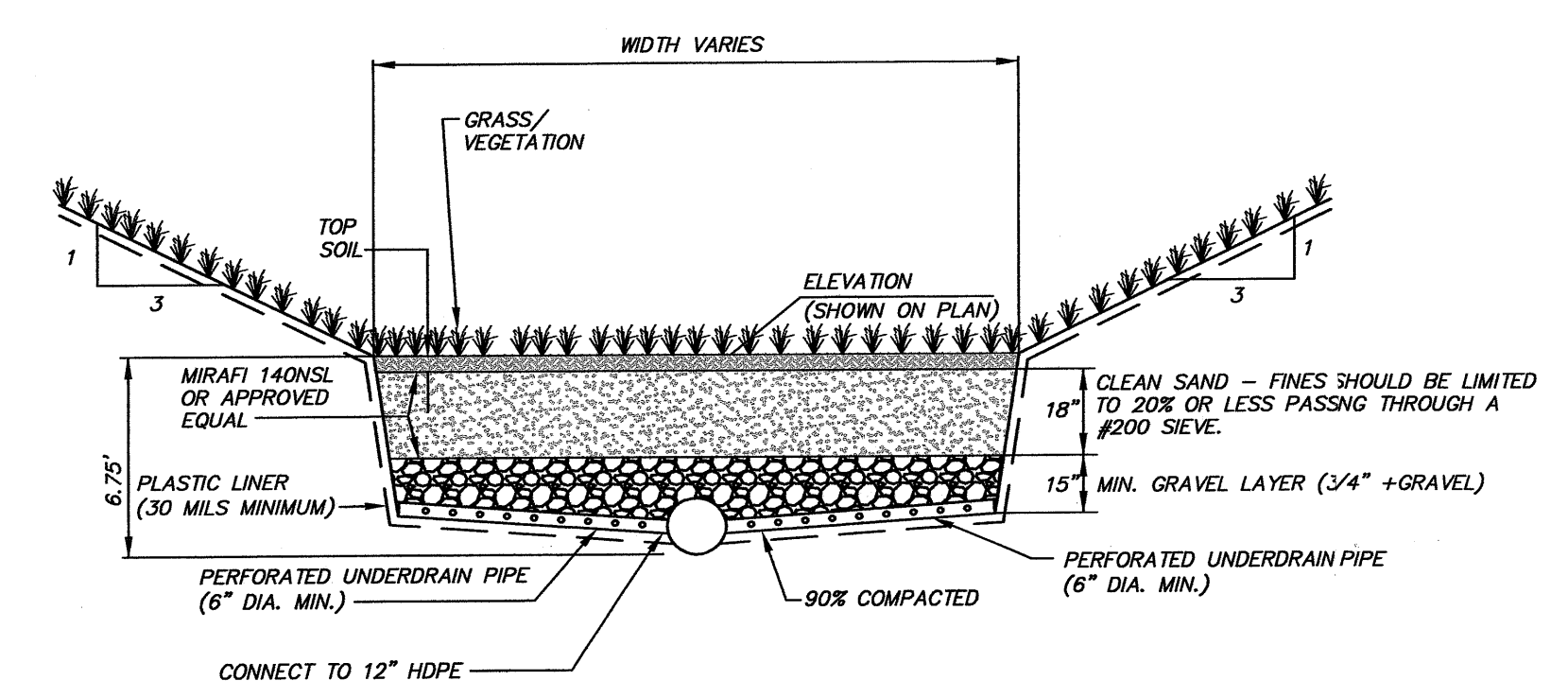
STORM WATER MANAGMENT PLAN EXHIBIT FOR SUGARBUSH COUNTY OF SAN DIEGO TRACT NO. 5295



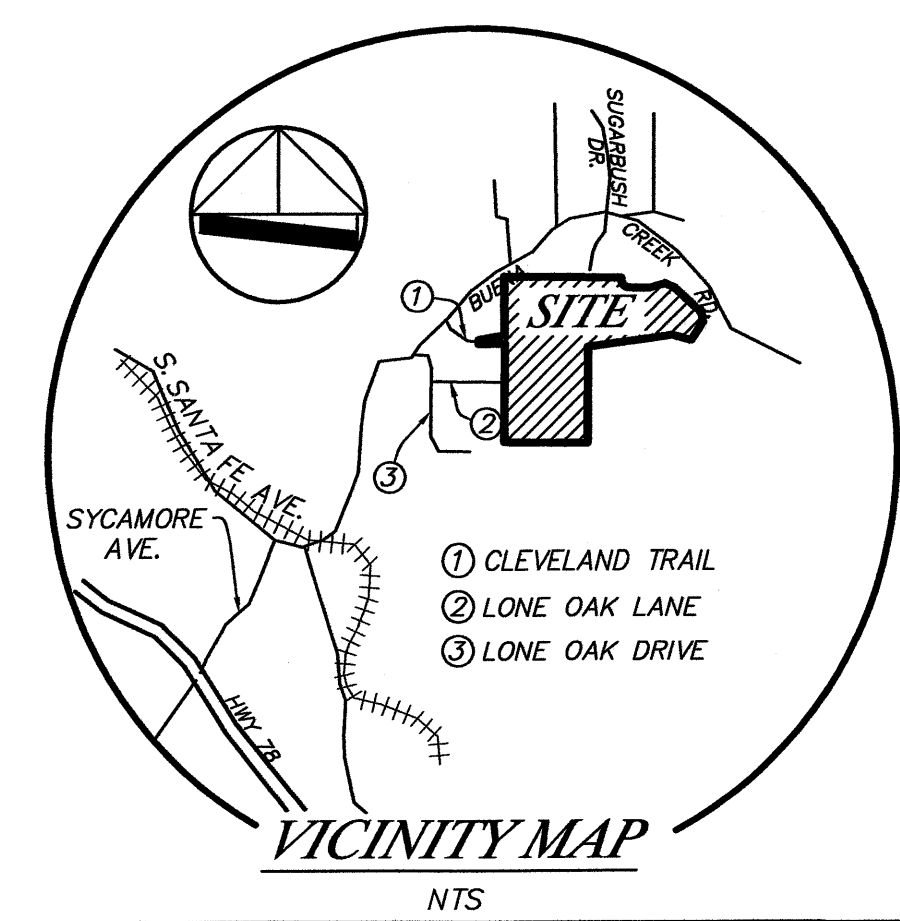
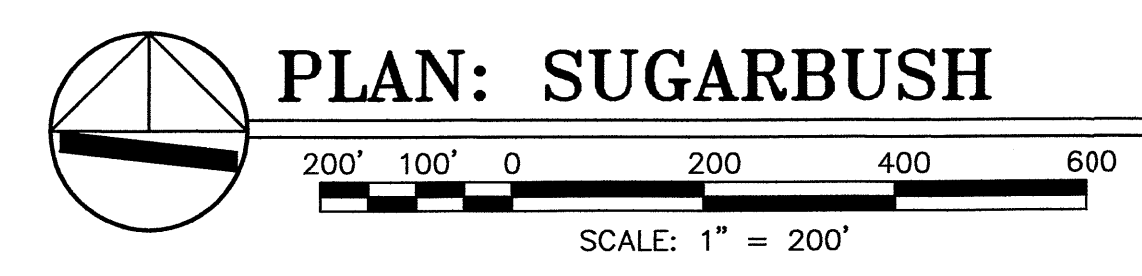
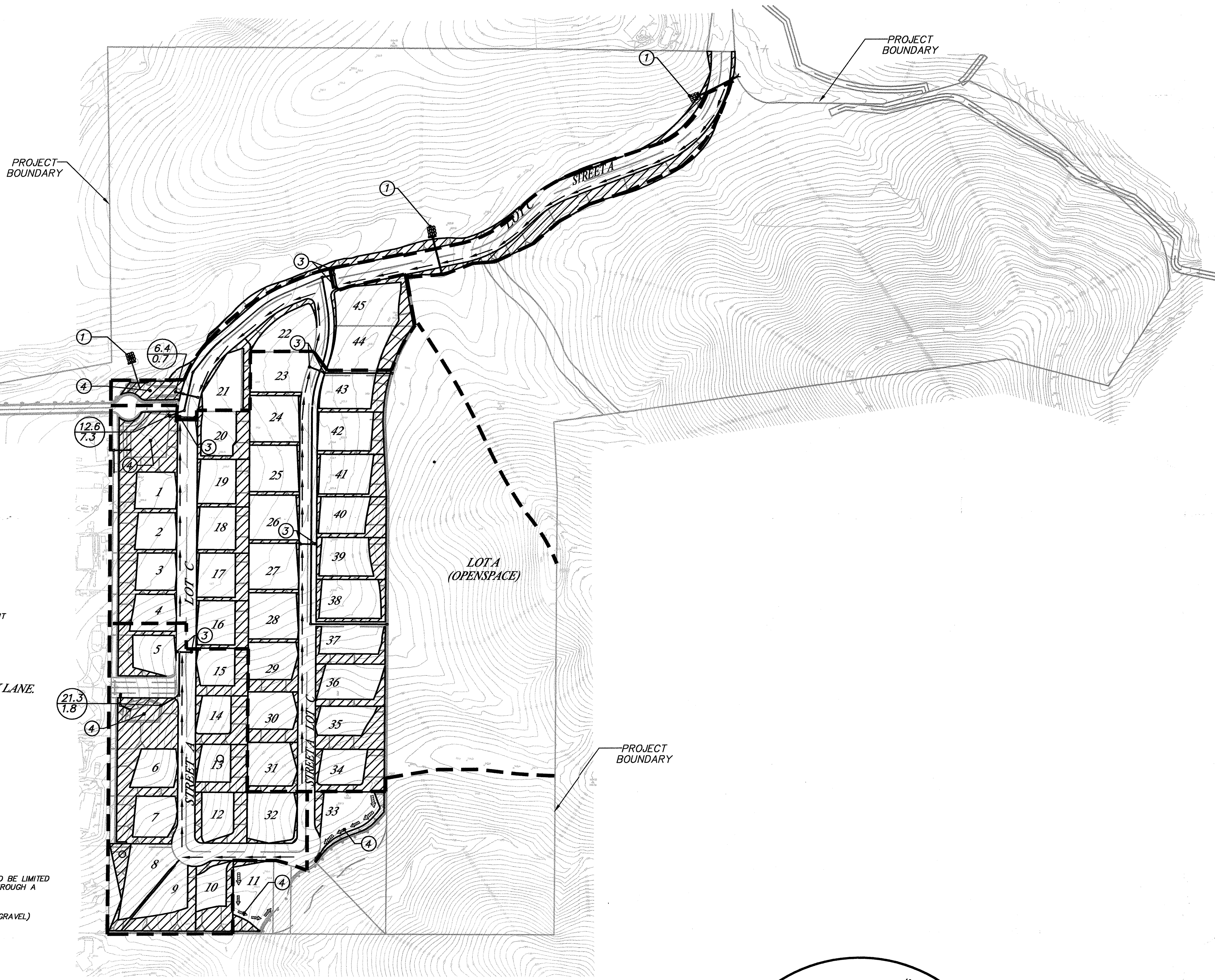
TYPICAL GRADING FOR LOTS 11 & 33
NOT TO SCALE



DETENTION BIORETENTION DETAIL
NOT TO SCALE



CROSS SECTION A-A
NOT TO SCALE



LEGEND

SURFACE NODE	12.6
STORMWATER RUNOFF (CFS)	7.3
DIRECTION OF FLOW	→
STORM DRAIN	==
BASIN LIMITS	---

POST-DEVELOPMENT BMPS

- RIP RAP ENERGY DISSIPATORS**
 - SITE DESIGN BMPS**
 - MINIMIZE IMPERVIOUS FOOTPRINT.
 - MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS BY DRAINING ROOF TOPS, PATIOS AND SIDEWALKS INTO ADJACENT LANDSCAPING.
 - MAXIMIZE CANOPY INTERCEPTION AND WATER CONSERVATION BY PLANTING ADDITIONAL NATIVE OR DROUGHT TOLERANT TREES AND LARGE SHRUBS.
 - CONVEY RUNOFF SAFELY FROM TOPS OF SLOPES.
- VEGETATE PERVIOUS AREAS WITH NATIVE OR DROUGHT TOLERANT VEGETATION**
 - SIDEWALKS ARE DESIGNED TO MINIMUM WIDTHS BASED ON MUNICIPAL AND PUBLIC SAFETY STANDARDS.
 - CONSIDER USING POROUS PAVEMENT TO REPLACE IMPERVIOUS AREAS.
- SOURCE CONTROL BMPS**
 - PROVIDE STORM WATER CONVEYANCE SYSTEM STENCILING AND SIGNAGE (SUCH AS: "NO DUMPING - I LIVE DOWN STREAM")
 - USE THE FOLLOWING METHODS TO REDUCE EXCESSIVE IRRIGATION RUNOFF:
 - EMPLOY RAIN SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION.
 - DESIGN IRRIGATION SYSTEMS TO EACH LANDSCAPE AREA'S SPECIFIC WATER REQUIREMENTS.
 - USE FLOW REDUCERS OR SHUTOFF VALVES TRIGGERED BY A PRESSURE DROP OR LOSS IN THE EVENT OF BROKEN SPRINKLER HEADS OR LINES.
 - USE SOIL MOISTURE SENSORS TO REGULATE IRRIGATION.
 - EMPLOY OTHER COMPARABLE, EQUALLY EFFECTIVE, METHODS TO REDUCE IRRIGATION WATER RUNOFF.
 - DRAIN DRIVEWAYS INTO LANDSCAPED AREAS WHERE PRACTICABLE.
- LOW IMPACT DEVELOPMENT**
 - CONSERVE NATURAL AREAS, SOILS, AND VEGETATION:
 - PROVIDE OPEN SPACE LOTS
 - MINIMIZE DISTURBANCE TO NATURAL DRAINAGES:
 - SET-BACK DEVELOPMENT ENVELOPE FROM DRAINAGES
 - MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES:
 - CLUSTERED LOT DESIGN
 - DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS:
 - PITCH DRIVEWAYS PAVEMENTS TOWARD LANDSCAPING
 - DIRECT DOWNSPOUTS FROM BUILDINGS INTO GRASSY SWALES
 - REUSE OF NATIVE SOILS AND INCORPORATE SMART IRRIGATION SYSTEMS IN LANDSCAPE DESIGN
- TREATMENT CONTROL BMPS**
 - DETENTION BIORETENTION BASINS WILL TREAT RUNOFF FROM THE MAJORITY OF THE LOTS AND STREETS
 - RUNOFF FROM RESIDENTIAL PADS ON LOT 11 AND LOT 33 WILL BE FILTERED BY A BIOFILTER (GRASSY SWALE)

NOTE: SIZE AND LOCATION OF CURB INLETS AND DETENTION BIORETENTION BASIN WILL BE DESIGNED DURING FINAL ENGINEERING.

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PRIVATE CONTRACT		
SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	1 SHEETS
SWMP PLANS FOR: SUGARBUSH PROPERTY COUNTY OF SAN DIEGO		
CALIFORNIA COORDINATE INDEX 370-1707		
		Grading Permit No. _____